

STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT

INTERGOVERNMENTAL POLICY DIVISION

March 17, 2008

Members of the Continuing Legislative Committee on
State Planning and Development:

The Honorable Eric D. Coleman
The Honorable Art Feltman
The Honorable Jonathan A. Harris
The Honorable Leonard Fasano
The Honorable Craig A. Miner

The Honorable Joseph J. Crisco, Jr.
The Honorable Bill Finch
The Honorable Antonio (Tony) Guerrera
The Honorable Jack Malone
The Honorable Richard Roy

Dear Senators and Representatives:

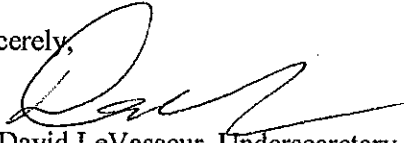
This office has received an application from the Town of South Windsor for a change to the Locational Guide Map of the *Conservation and Development Policies Plan for Connecticut*. Although the application refers to the requested changes as "technical corrections", OPM feels that the changes are beyond being simply technical in nature and therefore should go through the formal interim change process.

The request is for 19 changes the state plan's Locational Guide Map, six in Industrial/Commercial zones and 13 in residentially zoned areas. The Town asks that these areas be reclassified from Rural, Conservation and Preservation areas to Growth or Neighborhood Conservation areas. A copy of the application materials is attached.

Pursuant to state regulations, the Town of South Windsor is afforded the opportunity to request a public hearing on this matter within twenty (20) calendar days from receipt of notification from this office that an application has been received (see attached letters). If requested, OPM would schedule such a hearing at the earliest convenient date. The hearing would be held jointly by the Continuing Committee and OPM.

Within ten calendar days following a public hearing, or ten days following the town's waiver of this option, OPM must make a recommendation on the application to the Continuing Legislative Committee on State Planning and Development. The Continuing Committee then has thirty days in which to render its decision regarding the application.

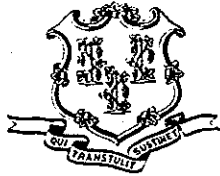
Sincerely,


W. David LeVasseur, Undersecretary
Intergovernmental Policy Division

Attachments

Cc: Representative William Aman, 14th Assembly District
Marcia Banach, Director of Planning
Gretchen Bickford, South Windsor Town Clerk
Representative Michael Christ, 11th Assembly District
Matthew Galligan, Town Manager
Bill Hogan, DEP

Patrick Kennedy, Chair, Planning and Zoning Comm.
Senator Gary LeBeau, 3rd Senate District
C. Fred Shaw, Superintendent of Pollution Control
Lyle Wray, Capitol Region Council of Governments



STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT INTERGOVERNMENTAL POLICY DIVISION

March 17, 2008

Matthew Galligan, Town Manager
Town of South Windsor
1540 Sullivan Ave.
South Windsor, CT 060740

Dear Mr. Galligan:

This is to notify you that the Office of Policy and Management has begun the processing of the application from the Town of South Windsor requesting a change to the *Conservation and Development Policies Plan for Connecticut*. Although the application refers to the requested changes as "technical corrections", OPM feels that it is more appropriate that the changes go through the more formal interim change process. This process is described in Section 16a-32-1 through 16a-32-6 of the Regulations of CT State Agencies (attached).

The request is for 19 changes the State Plan's Locational Guide Map, six in Industrial/Commercial zones and 13 in residentially zoned areas. The Town asks that these areas be reclassified from Rural, Conservation and Preservation areas to Growth or Neighborhood Conservation areas. I am enclosing a copy of OPM's notification to the Continuing Legislative Committee on State Planning and Development (Continuing Committee).

In accordance with state regulations, the chief executive officer and those exercising planning or zoning powers in the municipality shall have the opportunity to request a joint public hearing on the application. You have up to twenty (20) days to notify, in writing, the Office of Policy and Management (OPM) whether or not you wish to do this.

If you request a public hearing, the Continuing Committee and OPM must conduct such hearing within thirty (30) days of your decision. If you wish to expedite this process, you may waive your right to a public hearing by notifying OPM in writing. Within ten (10) days of such notification to waive the hearing, or within ten (10) days following the completion of a public hearing, OPM must submit a summary report of its recommendations to the Continuing Committee. The Continuing Committee then has thirty (30) days to decide whether or not to approve the proposed interim change.

Please feel free to contact me at (860) 418-6395 with any questions you may have regarding this process.

Sincerely,

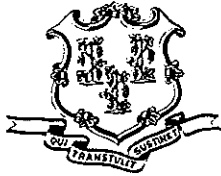
A handwritten signature in cursive script that reads "Jeffrey M. Smith".

Jeffrey M. Smith
Planning Specialist

Attachments

Cc: Representative William Aman, 14th District
Marcia Banach, Director of Planning
Gretchen Bickford, South Windsor Town Clerk
Representative Michael Christ, 11th District
Bill Hogan, DEP
Patrick Kennedy, Chair, Planning and Zoning.

Senator Gary LeBeau, 3rd Senate District
C. Fred Shaw, Superintendent of Pollution Control
Lyle Wray, Capitol Region Council of Governments



STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT INTERGOVERNMENTAL POLICY DIVISION

March 17, 2008

Patrick Kennedy, Chairperson
Planning and Zoning Commission
1540 Sullivan Ave.
South Windsor, CT 06074

Dear Mr. Kennedy:

This is to notify you that the Office of Policy and Management has begun the processing of the application from the Town of South Windsor requesting a change to the *Conservation and Development Policies Plan for Connecticut*. Although the application refers to the requested changes as "technical corrections", OPM feels that it is more appropriate that the changes go through the more formal interim change process. This process is described in Section 16a-32-1 through 16a-32-6 of the Regulations of CT State Agencies (attached).

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Please feel free to contact me at (860) 418-6395 with any questions you may have regarding this process.

Sincerely,

Jeffrey M. Smith
Planning Specialist

Attachments

Cc: Representative William Aman, 14th District
Marcia Banach, Director of Planning
Gretchen Bickford, South Windsor Town Clerk
Representative Michael Christ, 11th District
Matthew Galligan, Town Manager
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Senator Gary LeBeau, 3rd Senate District
C. Fred Shaw, Superintendent of Pollution Control
Lyle Wray, Capitol Region Council of Governments



Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074-2786

AREA CODE 860/644-2511

FAX 860/644-3781

MATTHEW B. GALLIGAN
Town Manager

RECEIVED

September 20, 2007

SEP 25 2007

W. David LeVasseur, Undersecretary
Intergovernmental Policy Division
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106-1379

OPM / IGP DIVISION
UNDERSECRETARY OFFICE

Re: Modifications to the State Conservation and Development Policies Plan

Dear Mr. LeVasseur:

Thank you for your recent revision to 20-acre Town-owned property in our I-291 Corridor Zone in the State Conservation and Development Policies Plan. We are in need of your assistance once again for technical corrections. In 2004, the Town of South Windsor, at OPM's request, reviewed the draft Conservation and Development Policies Plan. As a result of that review opportunity, the Town submitted much up-to-date information including zoning and built areas. We are pleased to see that many of the suggested revisions that we submitted are reflected in the 2005-2010 Plan. However, we note that there are some areas that still appear to be included in categories that do not make sense mainly because of what has already been constructed in these areas. Some of the construction is decades old (such as 1950's and 60's housing and industrial development). There is even a 100-year-old clay mining and brick manufacturing operation that is still classified as land to be conserved or preserved.

These areas are detailed on the enclosed maps. The planimetric maps show OPM's category designation and South Windsor's areas of concern where our zoning, infrastructure and existing land use do not support land conservation/preservation designations. The orthophotos (2005 flight) show existing land uses within those areas of concern. The areas of concern on the orthophotos correspond to the areas of concern on the planimetric maps. Following is a brief narrative regarding the rationale for reclassifying each area into either growth or neighborhood conservation categories.

1. Industrial/Commercial Areas

- A. Industrially-zoned land on the east side of Nutmeg Road North. This land has been zoned industrially for at least 50 years, is fully sewered, and is more than 50% built. The quarry that is visible in the top 1/3 of the zone is a brick manufacturer that has been in operation for about 100 years and has about 100 years of clay still available. The ponds are quarry ponds.

- B. Industrially-zoned land on the west side of U.S. Route 5 (a 4-lane, high-speed arterial road) has been zoned industrial for 50+ years and has sewer & water in Route 5.
- C. Commercially zoned land on Route 194 (Sullivan Avenue) has been zoned commercial for 50+ years, is about 50% built (much of it in the 1960's and 70's). Sullivan Avenue has sewers and water.
- D. Commercially-zoned land on the east side of Brookfield Street, is the home of a trucking/construction company that has been in existence for decades. It is now the home of Environmental Services Inc, a contractor that the State DEP uses for environmental clean-up. The area is fully sewered.
- E. Commercially-zoned land on the north side of Route 30 (Ellington Road) just west of Route 194. This area was developed in the 1970's and 80's and has public sewer and water.
- F. Commercially-zoned land on the west side of Route 5. The area was primarily developed in the 1960's and 70's and has public water & sewer.

2. Residential Areas

- A. Property on west side of Route 194 (Sullivan Avenue) has 45 senior condominiums constructed, on sewers and public water.
- B. Property on west side of Route 194 has 18 senior condominiums constructed, on public sewer and water.
- C. Heritage Rd subdivision on west side of Route 194 is fully developed with single family houses, on public sewer.
- D. Area on west side of Route 194 just north of intersection with Route 30 is fully developed with single family houses (built in the 1950's and 60's), public sewer in Route 194.
- E. Area along Clark and Deming streets is fully developed with single family houses, public sewer and water.
- F. Property on Route 30 (Ellington Rd) is fully developed (about 20 years ago) with approx. 40 single family and duplex condominiums, public sewer and water.
- G. Area along Governor's Highway is fully developed with older houses (1960's), public sewer and water.
- H. Property on Day Drive has 20 senior housing condominiums on public sewer and water.
- I. Abar Lane, 25-year-old single family subdivision, public sewer and water.
- J. Single-family subdivision on Green Lane, fully built out, public water and sewer.
- K. K1: Area has one built-out single family subdivision west of Barber Hill Rd; another 17-lot single family subdivision is under construction now, public water and sewer (ridgeline protected as open space).
K2: Town tried to purchase as open space but couldn't come close to the price a developer was able to pay (much higher than appraised value). Properties were sold to a developer and an open space subdivision plan (64 lots with public water and sewer) is now pending with the Planning and Zoning Commission. The Town will preserve 50% of the land as open space.
- L. Area on Lawrence Rd built out as single family lots, public sewer and water.
- M. Area on Avery Street (major intertown collector street) with single family homes north of Beelzebub Rd, a church south of Beelzebub Rd, public sewer and water.

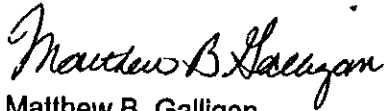


W. David LeVasseur, Undersecretary
Modifications to the State Conservation and Development Policies Plan
September 20, 2007
Page 3

We respectfully request that OPM "clean up" these last several areas, in order to provide consistency between OPM's Conservation and Development Policies Plan and the land uses and infrastructure that exist in South Windsor.

The planimetric mapping is available in GIS format. If you have any questions, or would like to obtain GIS files, please contact Marcia Banach, AICP, Director of Planning, at 860-644-2511, ext. 253. Thank you in advance for your assistance.

Very truly yours,



Matthew B. Galligan
Town Manager

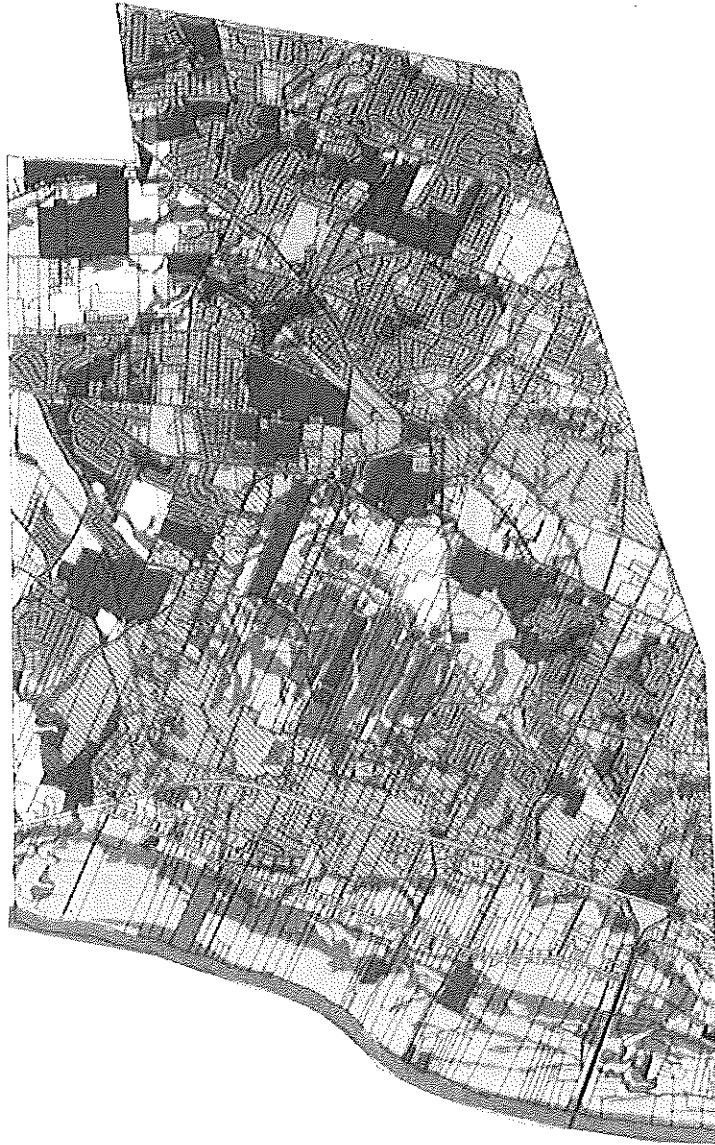
MBG:ck

Enclosures

Cc: C. Fred Shaw, Superintendent of Pollution Control
Marcia Banach, Director of Planning



**South Windsor Industrial/Commercial
Zoning and State POCD
Areas of Concern**



3,000 0 3,000 6,000 9,000 Feet



**South Windsor Industrial/Commercial Zones
Areas of Concern**



South Windsor Residential Zoning and State POCD Areas of Concern



South Windsor Residential Zones
Areas of Concern



South Windsor Industrial/Commercial
Development and State POCD
Areas of Concern A & B



500 0 500 1,000 1,500 Feet

Areas of Concern

GIS

South Windsor Industrial/Commercial
Development and State POCD
Areas of Concern C & D

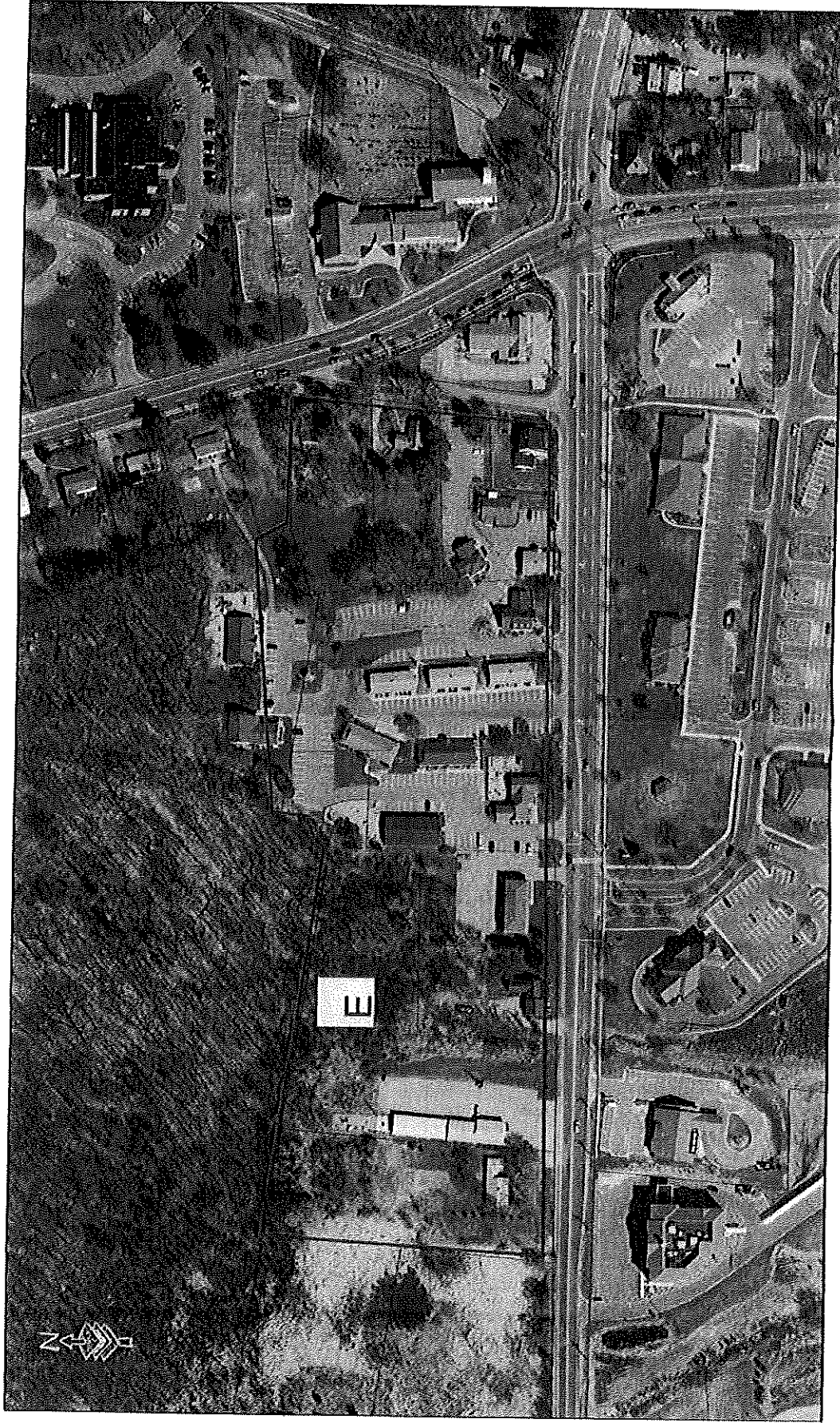


500 0 500 1,000 1,500 Feet



Areas of Concern

South Windsor Industrial/Commercial
Development and State POCD
Area of Concern E



 Areas of Concern

South Windsor Industrial/Commercial
Development and State POCD
Area of Concern F



100 0 100 200 300 Feet

 Areas of Concern

South Windsor Residential
Zoning and State POCD
Areas of Concern A-F

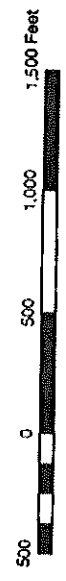
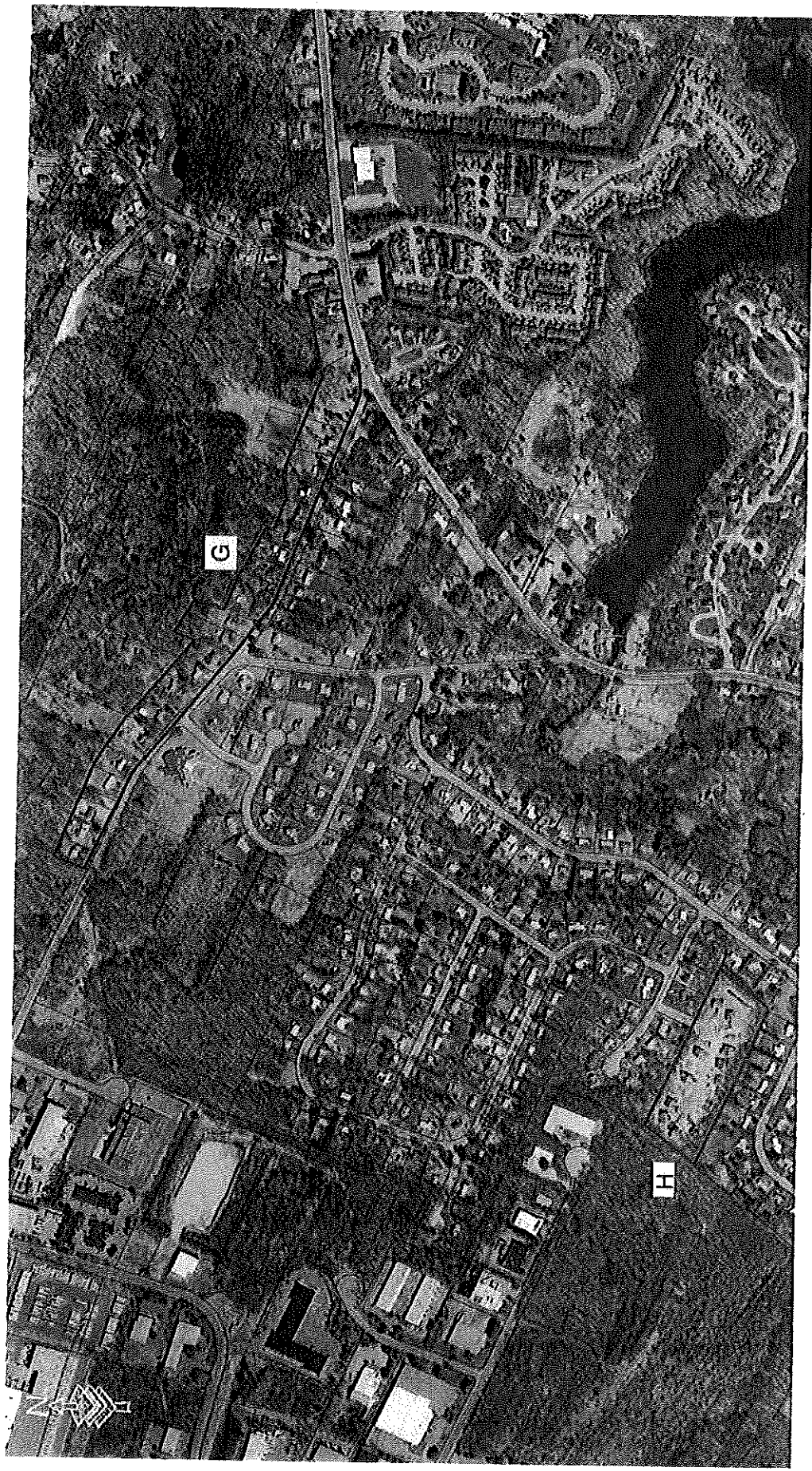


500 0 500 1,000 1,500 Feet

 South Windsor Residential Zones
 Areas of Concern

 South Windsor
GIS
Geographic Information Systems

South Windsor Residential
Zoning and State POCD
Areas of Concern G, H



South Windsor Residential Zoning
Areas of Concern



South Windsor Residential Zoning and State POCD Areas of Concern I-K



500 0 500 1,000 1,500 Feet

South Windsor Residential Zones
Areas of Concern

South Windsor Residential
Zoning and State POCD
Areas of Concern L, M



500 0 500 1,000 1,500 Feet

 South Windsor Residential Zones
 Areas of Concern

South Windsor
GIS
For more information, visit
<http://www.southwindsorvt.gov/gis>